Division VI

Crime Prevention Through Environmental Design

DECEMBER 2, 2004

Crime Prevention Through Environmental Design

General Recommendations (Residential)

- Entrances to residential units should be built in a way that strengthens the concept of "eyes on the street" by increasing visibility and perceptions of safety.
- Address should be clearly posted at all street level entrances as well as at all garage entrances.
- Each front door should have a light which clearly illuminates the entry porch. Lighting should be incorporated on every porch, stoop and open space element.
- Each front door should have a viewer (peep hole) to enable the resident to see who is outside.
- Garage doors in alley should be equipped with lighting to illuminate alleyways, garage doors and rear entrances. The street address of each residential unit should also be clearly illuminated.
- In multi-family buildings, each unit should be clearly marked with the unit number. Well-lit, weather protected directional signage should be at elevator lobbies, courtyard entrances and driveway entrances.
- In multi-family buildings, mailboxes should be located in secure and highly supervised areas. All outgoing mail should be dropped into a locked box to assist with the prevention of identity theft and fraud. Where possible mailboxes be located in secured access points.
- Ficus trees are important to the heritage of Douglas Park and they should be utilized with careful consideration to safety issues. Maintenance and pruning of the trees is essential to ensure an open character.
- Human scale lighting fixtures should be specified and designed to provide adequate lighting for vehicular traffic as well as pedestrian uses.
- Enhanced paving material should be encouraged throughout *all* aspects of Douglas Park, to define property boundaries.

Specific Recommendations (Residential / Open Space)

- At "Park A" (at the corner of Lakewood Boulevard and Carson Street) all park furnishings should be designed to be removable in the event undesirable activity occurs.
- Design of the band shell in "Park D" shall take into consideration the negative impact of skateboarders and loiterers.
- Shade structures in "Park D" should include lighting for usability and security.
- The design of public restrooms should be sensitive to safety concerns. Their entrances should be highly visible and they should be well lit and secureable after hours.
- Home Owners Associations and rental agreements should include landscaping maintenance information to include, but not limited to:
    - Hedges should be maintained at 3'-0" maximum height to maintain visibility;
    - Canopies of trees should be maintained 7'-0" clear from the ground;
    - Thorny plant material should be planted under accessible first floor windows.
    - Planting should not block windows, balconies, patios, and prevent views from inside homes to the street.
- Graffiti should be painted out within 24 hours. Paint color should match existing color. All graffiti occurrences should be reported to the Police Department to determine what additional deterrence may be available. Request a crime prevention survey to determine if the environmental conditions may be contributing to the graffiti.
- Screening devices should be designed so the screened area does not provide a niche or weather shelter.
- Installation of windows along all sides of residential units is strongly encouraged. This is particularly crucial when it comes to paseos and alleyways.
- Paseos and side yards should be viewable by as many windows of surrounding housing units as possible to increase visibility.
- Coordination of Paseos between adjacent blocks is encouraged. Coordinating adjacent blocks create clear paths of vision and sight lines through common areas and higher density residential units.

- Canopies should have lighting elements underneath the canopy and care should be taken to ensure the canopy does not block the address from view of the street.
- Lighting elements should be included with all colonnades, arbors, canopies, and trellis structures to ensure pedestrian pathways are properly lit.
- The interior of parking garages should be painted to assist with light dispersal.
- Stairwells, elevators and other architectural elements should be placed in highly visible areas which, upon exit from the building, place people in well-lit, visually surveilled areas.

Mixed Use Recommendations

- Display should not block visibility into and out of the stores.
- All awnings, overhangs, canopies, should include lighting.
- Caution should be used when designing separate trash enclosures, utility areas, loading docks and other required "screened" areas so that niches, hiding spots and weather shelters are not created.
- Semi-subterranean garages should have the interior walls painted to assist with light dispersion. They should also be well-lit and lighting should be placed over parking stalls as well as in the drive aisles.
- Graffiti shall be removed or painted out within in 24 hours. Paint color should match existing color. All graffiti occurrences should be reported to the Police Department to determine what additional deterrence may be available. Request a crime prevention survey to determine if the environmental conditions may be contributing to the graffiti.
- Plant material should be maintained to not interfere with natural or installed lighting.
- Lighting should be dispersed under awnings, overhangs, and canopies and the like for pedestrian safety.

Commercial / Industrial Guidelines

- Pedestrian-serving commercial activities utilizing linkages for connectivity should be located in highly visible areas with human scale lighting fixtures for use during hours of darkness similar to those listed above.
- Pedestrian linkages should include human scale lighting along pathways.
- Loading docks should be secured after hours and should be monitored by surveillance systems.
- Loading facilities should be secured and well-lit if hidden from view.
- No exterior roof access should be allowed. Dead areas, rear or side parking lots, and other such areas of the parcels should be secured to prevent public access to these areas.
- "Outdoor rooms" and "left over" areas should be designed with particular attention to after hours security.
- Rear parking lots present crime prevention challenges because of the lack of visibility. If lots cannot be secured, they should include extra lighting and windows facing the lots.
- Screened utilities should be designed so that they do not become hiding places or weather shelters for criminal behavior.
- Design of outdoor seat-walls should consider the negative impacts of skateboarders, loiterers, and taggers.
- Planting requirements should include limitations on density of plant material which could affect site lighting. Hedges should be maintained at 3'-0" maximum height to maintain visibility and canopies of trees should be maintained 7'-0" clear from the ground. Ensure trees are not planted underneath lighting fixtures or where they block site visibility.
- Usable open spaces should be designed in highly visible areas to discourage skateboarders, taggers, and loiterers. Design considerations may include lighting and window placement.
- Graffiti should be painted out within 24 hours. Paint color should match existing color. All graffiti occurrences should be reported to the Police Department to determine what additional deterrence may be available. Request a crime prevention survey to determine if the environmental conditions may be contributing to the graffiti.
- Areas screened from off site views should be lit for safety considerations. Lighting shall be maintained at an appropriate level for safety and security.

Division VII

Plant Palette appendix

DECEMBER 2, 2004

Plant Palette

The following represents the recommended plant palette for the Douglas Park landscape for the gateways, parks, streetscapes, perimeter edges, set back landscapes, front yards, and on-site open spaces and amenity areas. The plant palette selections are based on two principals. The first is to select plants, which require low amounts of supplemental water. The second is to select plant material, which recalls the successful plantings found in traditional Long Beach neighborhoods.The majority of the plants should be selected from this palette to create a cohesive landscape for Douglas Park. Alternate plants may be used at the discretion of the Design Review Committee.

Trees

Botanical Name	*Common Name*
Acacia melanoxylon	Blackwood Acacia
Agonis flexuosa	Peppermint Willow
Arbutus unedo	Strawberry Tree
Bauhinia blakeana	Hong Kong Orchid Tree
Brahea armata	Mexican Blue Palm
Butia capitata	Pindo Palm
Cassia leptophylla	Gold Medallion Tree
Cinnamomum camphora	Camphor Tree
Citrus species	Citrus
Cupaniopsis anacardioides	Carrot Wood
Cupressus sempervirens ‘Stricta’	Italian Cypress
Dracaena draco	Dragon Tree
Eriobotrya deflexa	Bronze Loquat
Erythrina caffra	Kaffirboom Coral Tree
Eucalyptus species	Eucalyptus
Ficus microcarpa ‘nitida’	Indian Laurel Fig
Ficus rubiginosa	Rusty-leaf Fig
Geijera parviflora	Australian Willow
Jacaranda mimosifolia	Jacaranda
Juniperus chinensis ‘Torulosa’	Hollywood Juniper
Koelreuteria paniculata	Goldenrain Tree
Koelreuteria bipinnata	Chinese Flame Tree
Lagerstroemia indica	Crape Myrtle
Laurus nobilis	Sweet Bay
Ligustrum lucidum	Glossy Privet
Liquidambar styraciflua	American Sweet Gum
Magnolia grandiflora	Southern Magnolia
Melaleuca quinquenervia	Cajeput Tree
Melaleuca linariifolia	Flaxleaf Paperbark
Metrosideros excelsus	New Zealand Christmas Tree

Olea europaea	Olive
Phoenix canariensis	Canary Island Palm
Phoenix dactylifera	Date Palm
Phoenix reclinata	Senegal Date Palm
Pinus canariensis	Canary Island Pine
Pinus eldarica	Afghan Pine
Pinus halepensis	Aleppo Pine
Pistacia chinensis	Chinese Pistache Tree
Platanus x acerifolia	London Plane Tree
Platanus racemosa	California Sycamore
Podocarpus gracilior	Fern Pine
Pyrus calleryana'Bradford'	Bradford Pear
Quercus agrifolia	Coast Live Oak
Quercus ilex	Holly Oak
Quercus suber	Cork Oak
Quercus virginiana	Southern Live Oak
Robinia pseudoacacia	Black Locust
Rhus lancea	African Sumac
Schinus molle	California Pepper
Tabebuia avellanedae	Trumpet Tree
Tipuana tipu	Tipu Tree
Trachcarpus fortunei	Windmill Palm
Tristania conferta	Brisbane Box
Ulmus parvifolia	Evergreen Elm

Shrubs

Botanical Name	*Common Name*
Acacia redolens 'Desert Carpet'	Prostrate Acacia
Agapanthus species	Lily of the Nile
Agave species	Agave
Aloe species	Aloe
Alyogyne huegelii	Blue Hibiscus
Anigozanthus flavidus	Kangaroo Paw
Arbutus unedo	Strawberry Tree
Azalea species	Azalea
Bougainvillea species	Bougainvillea
Buxus japonica	Japanese Boxwood
Camellia japonica	Camellia
Camellia sasanqua	Camellia
Carissa macrocarpa	Natal Plum
Chamaerops humilis	Mediterranean Fan Palm
Cistus species	Rockrose
Cyperus alternifolius	Umbrella Plant

Cyperus papyrus	Papyrus
Dietes bicolor	Fortnight Lily
Diosma pulchrum	Pink Breath of Heaven
Echium fastuosum	Pride of Madeira
Elaeagnus pungens	Silverberry
Escallonia fradesii	NCN
Fatsia japonica	Japanese Aralia
Feijoa sellowiana	Pineapple Guava
Hesperaloe parviflora	Red Yucca
Hemerocallis species	Daylily
Heteromeles arbutiolia	Toyon
Hibiscus species	Chinese Hibiscus
Ilex species	Holly
Juncus species	Rush
Justicia brandegeana	Shrimp Plant
Lantana species	Lantana
Lavandula species	Lavender
Lavatera assurgentiflora	Tree Mallow
Leptospermum laevigatum	Australian Tea Tree
Leptospermum scoparium	New Zealand Tea Tree
Ligustrum japonicum 'Texanum'	Japanese Privet
Liriope species	Lily Turf
Melaleuca nesophila	Pink Melaleuca
Muhlenbergia rigens	Deer Grass
Myoporum 'Pacificum'	Myoporum
Myrtus communis 'compacta'	Myrtle
Nandina domestica	Heavenly Bamboo
Osmanthus fragrens	Sweet Olive
Penniseturm setacium	Fountain Grass
Phoenix roebelenii	Pigmy Date Palm
Phorium tenax	New Zealand Flax
Pittosporum tobira	Mock Orange
Rhaphiolepis species	India Hawthorn
Rosa banksiae	Lady Banks' Rose
Rosa species	Rose
Rosmarinus species	Rosemary
Salvia greggii	Autumn Sage
Salvia leucantha	Mexican Bush Sage
Santolina species	Santolina
Stachys byzantina	Lamb's Ears
Strelitzia nicolai	Giant Bird of Paradise
Strelitzia reginae	Bird of Paradise
Thevetia peruviana	Yellow Oleander
Trichostema lanatum	Wooly Blue Curls
Viburnum species	Viburnum
Westringia fruticosa	Westringia
Xylosma congestum 'Compacta'	Dwarf Xylosma

Groundcovers

Botanical Name	*Common Name*
Ajuga reptans	Carpet Bugle
Festuca ovina 'Glauca'	Blue Fescue
Festuca	Marathon II or Marathon III Sodded Turf
Fragaria chiloensis	Wild Strawberry
Isotoma fluviatilis	Blue Star Creeper
Lantana species	Lantana
Lonicera japonica	Japanese Honeysuckle
Myoporum 'Pacificum'	Myoporum
Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary
Senecio mandralisce	Senecio
Thymus vulgaris	Common Thyme
Trachelospermum jasminoides	Star Jasmine

Vines and Espaliers

Botanical Name	*Common Name*
Beaumontia grandiflora	Herald's Trumpet Vine
Bougainvillea species	Bougainvillea
Camellia sasanqua	Camellia
Clytostoma callistegioides	Violet Trumpet Vine
Distictis buccinatoria	Blood Red Trumpet Vine
Ficus repens	Creeping fig
Gelsemium sempervirens	Carolina Jessamine
Grewia occidentalis	Lavendar Starflower
Hardenbergia violacea	False Sarsaparilla
Jasminium polyanthemum	Jasmine
Lonicera japonica	Japanese Honeysuckle
Pandorea jasminoides	Bower Vine
Parthenocissus tricuspidata	Boston Ivy
Podocarpus gracilior	Fern Pine
Rosa Species	Rose
Wisteria floribunda	Wisteria

Division VIII

Sustainability Features

DECEMBER 2, 2004

Sustainability Features

Douglas Park is committed to sustainable development and is taking steps to minimize development impacts to the environment and the quality of buildings for people. This will be accomplished in a variety of ways throughout the multiple phases of the project including site demolition and clearing, construction and landscaping, and through project operations for decades to come after completion.

These efforts will ultimately result in substantially less waste in our local landfills, less energy use, lower utility costs, increased comfort in homes and businesses and contribute to a better future by reducing our nations energy needs and building a cleaner environment for the future. Douglas Park will make every effort to incorporate the following sustainability features into all development and landscaping projects.

Project Development & Urban Design

- As an urban infill and brownfield redevelopment site, the Douglas Park project contributes to the preservation of open space and takes advantage of existing investments in infrastructure.
- Provide a functional and aesthetic open space program to encourage physical activity, connectivity and pedestrian friendly access between residential, commercial, open space and community land uses.
- Encourage walking and cycling as alternatives to automobile transportation by providing attractive and safe pedestrian and bicycle paths and connections and bike racks throughout Douglas Park and connecting to existing systems adjacent to the site.
- Provide tree-lined streets that create shade and reduce energy consumption in commercial and residential buildings.
- Incorporate New Urbanist principles into the design of neighborhoods in the Douglas Park project such as: front porches and the elimination of the front-of-the-house garage, providing centralized parks and other walkable destinations such as neighborhood markets, pedestrian-friendly retail and dinning, etc.
- Build houses on a grid street pattern, and include a variety of housing types and styles to meet a variety of generational and income groups.
- Provide green spaces around commercial buildings to reduce urban heat island effects.
- Use trees to shade dark parking lot area surfaces to reduce heat island effects.

Project Demolition

- Recycle materials from the demolition of existing structures and infrastructure, such as concrete, and asphalt and reusable or recyclable metals for use in the Douglas Park construction projects or for use elsewhere through recycling.

Project Landscaping

- Use reclaimed water for landscape irrigation in the streetscapes and parks to reduce the demand for potable water.
- Use state-of-the-art programmable irrigation control systems with rain gauges.
- The use of drip-irrigation systems are encouraged, where feasible.
- In the Public Realm turf should be limited to where it is functionally necessary such as in areas for active and passive recreation and in parkways adjacent to on street parking.
- In commercial areas turf should be limited to areas which are useable. Narrow areas less than 10 feet across or irregular shaped areas should be avoided because they are difficult to irrigate without overspray.
- Use a landscape palette which requires low amounts of supplemental water.
- Significantly reduce the amount of existing stormwater runoff from the site by maximizing open spaces and pervious surfaces for landscaping, and where practicable in walking paths and in low-use parking areas.
- Implement sediment and erosion control measures for the project during construction to prevent the loss of soil and prevent sedimentation of downstream storm drain systems.

Residential Construction

- All Douglas Park Homes are to incorporate measures to minimize energy consumption by achieving an “ENERGY STAR Qualified New Home” rating and by exceeding statewide energy-efficiency requirements (T24) by at least 15%. Homes can achieve these requirements through a variety of established technologies and building practices including Tight Construction; Tight Ducts; Improved Insulation; High Performance Windows; Energy Efficient, Heating and Cooling Equipment, solar building orientation, and other practices.
- All standard appliances provided by the residential builders in each home are to be Energy Star rated.
- Provide low-flow water fixtures, including shower heads, bathroom and kitchen faucets, and toilets in each home.

- Provide on-demand hot water pumps in each home to reduce the amount of time it takes for hot water to reach the faucet reducing the amount of water waste.
- Fit single family detached homes for optional or future solar / photovoltaic roof panels.
- Provide kitchen recycling centers in each home with a 2-bin trash center drawer or cabinet.
- Use low VOC carpets in model homes and provide as an option to homebuyers.
- Use low formaldehyde fiberglass insulation or fiberglass alternatives such as cotton, cellulose, etc. in each home.
- Refrain from using tropical hardwoods in model homes, unless such woods are FSC certified.
- Use low VOC paints and finishes in interior spaces of model homes/units in order to improve indoor air quality and provide as an option to homebuyers.

Commercial Construction

- In compliance with the City's Green Building Policy, complete any public buildings required by the DDR, such as schools, community centers, libraries, police or fire stations in compliance with the US Green Building Council's LEED Certification program. Such public buildings will achieve a USGBC rating of LEED Certified or higher.
- Use glass with less than 25% reflectivity on the exterior of all commercial buildings.
- Refrain from using tropical hardwoods unless such woods are FSC certified.
- Use low VOC paints and finishes in interior spaces of commercial buildings in order to improve indoor air quality.
- Provide Energy Star appliances in all commercial projects.
- Provide low-flow water fixtures, including drinking fountains, bathroom and kitchen faucets, and toilets in all commercial and retail projects.